



26 Badingham Drive, Fetcham, Surrey, KT22 9EU

Price Guide £895,000



- DETACHED FAMILY HOUSE
- TWO BATHROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY & GARAGE
- QUIET LOCATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- NORTH WEST FACING GARDEN
- 1803 SQ.FT. INCL. GARAGE
- NO CHAIN

Description

This delightful and much improved four bedroom detached house has been in the same family ownership since new and enjoys a lovely position in this much admired Badingham Drive estate.

Requiring some updating, the extended ground floor accommodation includes a galleried reception hall with cloakroom/shower room, lovely L-shaped double aspect sitting room with door to rear terrace, dining room and kitchen/breakfast room.

Upstairs, the bright landing leads to the principal bedroom with ensuite shower room, two further double bedrooms, single bedroom and a family bathroom.

Outside, there is a driveway providing off street parking and access to a single garage with useful rear personal door. Gated side access leads to the terraced rear garden with extended patio, lawn and steps to the lower garden screened with a wealth of mature plants and hedging.

Conveniently for a purchaser there is no onward chain.

Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

Tenure

Freehold

EPC

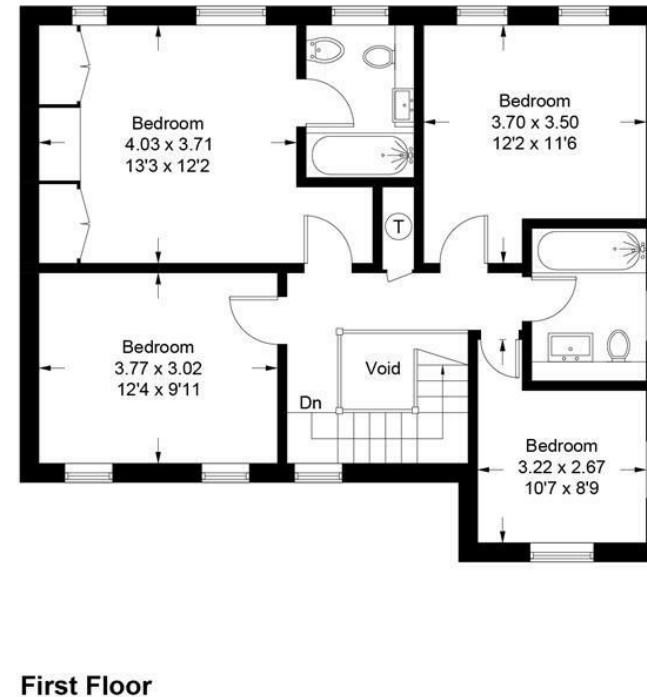
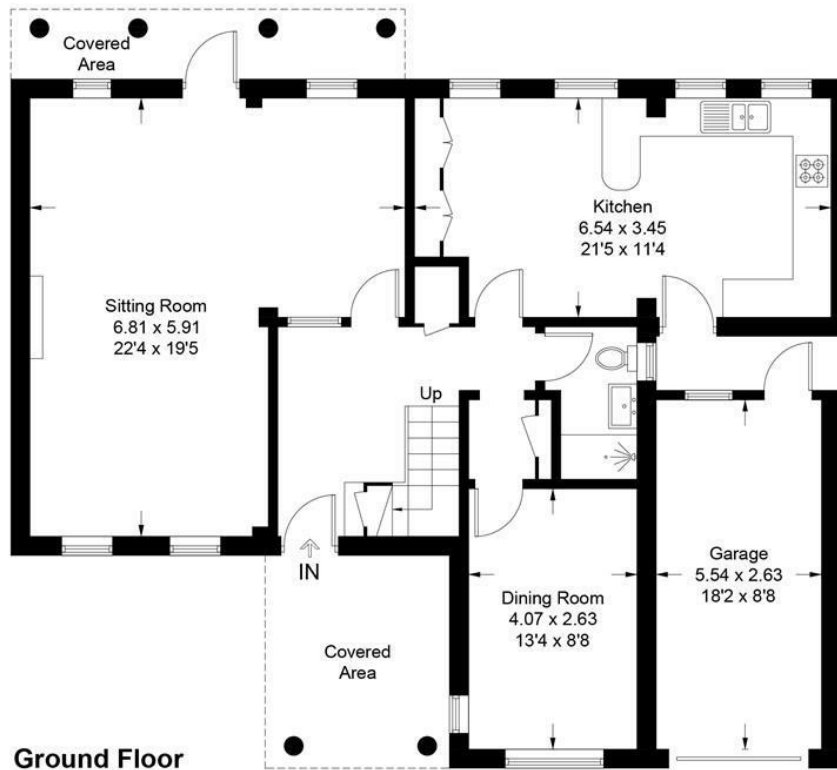
E

Council Tax Band

G



Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft
(Excluding Void)
Garage = 14.3 sq m / 154 sq ft
Total = 167.5 sq m / 1803 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1211839)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

